
Office Space Availability Report

PREPARED BY:

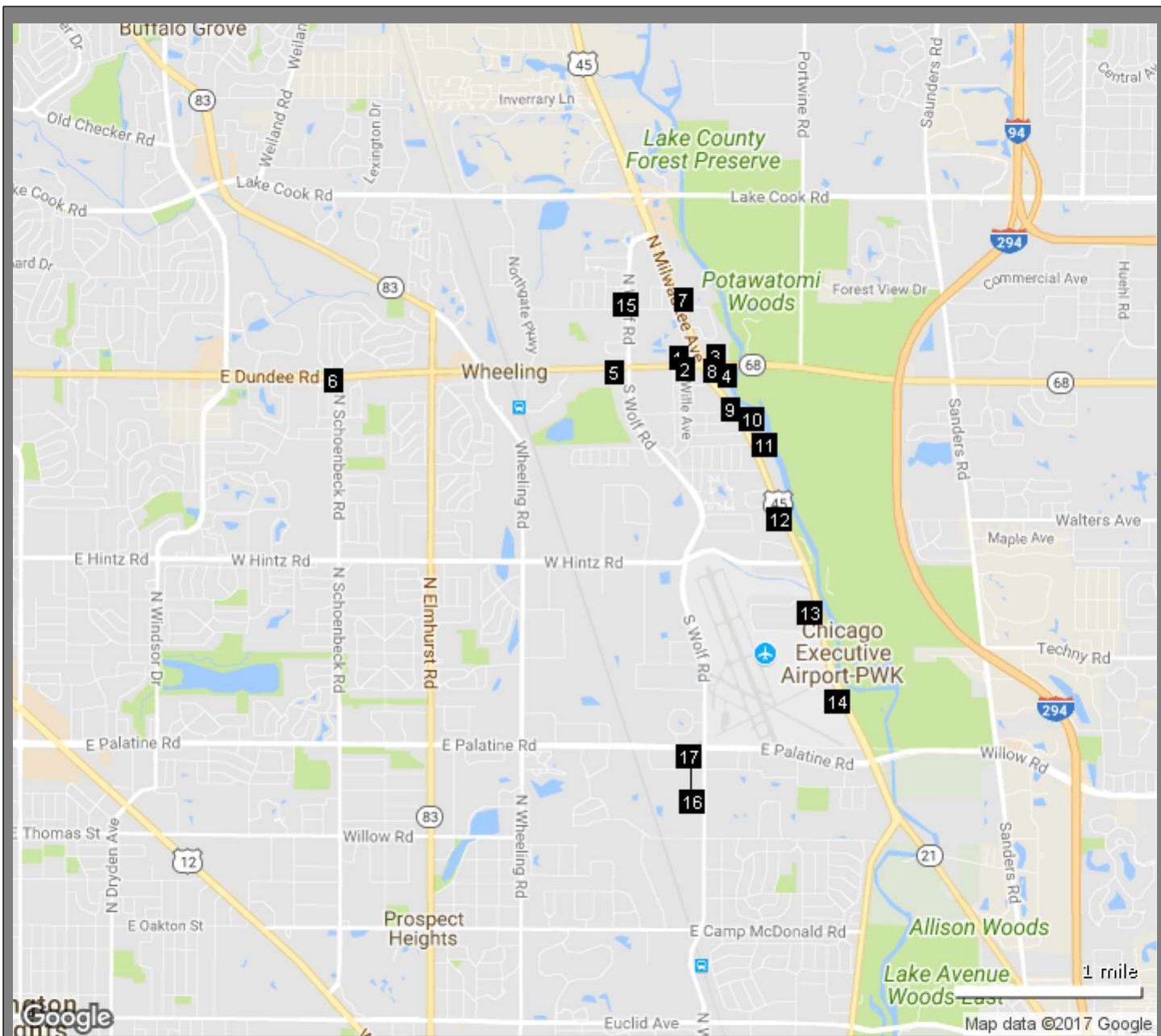


The Village of Wheeling, Illinois

2 Community Blvd
Wheeling, IL 60090

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222 E Dundee Rd

Wheeling, IL 60090

Cook County

Central North Submarket

Building Type: **Class C Office**

Status: **Built 1982**

Building Size: **6,000 SF**

Typical Floor Size: **2,000 SF**

Stories: **3**

Expenses: **2015 Tax @ \$6.93/sf**

Space Avail: **1,985 SF**

Max Contig: **1,985 SF**

Smallest Space: **1,985 SF**

Rent/SF/Yr: **\$12.00**

% Leased: **66.9%**



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 Only properties with valid lat/lon display on map

2		251 E Dundee Rd Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class C Office Status: Built 1947 Building Size: 5,200 SF Typical Floor Size: 2,600 SF Stories: 2 Expenses: 2010 Tax @ \$7.36/sf	Space Avail: 1,495 SF Max Contig: 1,495 SF Smallest Space: 1,495 SF Rent/SF/Yr: Withheld % Leased: 100%
3		350 E Dundee Rd Dundee Commons Wheeling, IL 60090 Cook County N/E/C Central North Submarket	Building Type: Class B Office Status: Existing Building Size: 57,971 SF Typical Floor Size: 19,323 SF Stories: 3 Expenses: 2014 Tax @ \$5.75/sf	Space Avail: 57,962 SF Max Contig: 57,962 SF Smallest Space: 341 SF Rent/SF/Yr: \$10.00 % Leased: 0.0%
4		395 E Dundee Rd Riverside Plaza Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class C Office/(Neighborhood Ctr) Status: Built 1982 Building Size: 34,666 SF Typical Floor Size: 26,464 SF Stories: 2 Expenses: 2010 Tax @ \$6.70/sf	Space Avail: 6,032 SF Max Contig: 3,612 SF Smallest Space: 1,000 SF Rent/SF/Yr: \$10.20-\$20.85 % Leased: 85.5%
5		47 W Dundee Rd Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class C Office/Medical Status: Built 1977 Building Size: 8,800 SF Typical Floor Size: 4,400 SF Stories: 2 Expenses: 2015 Tax @ \$6.63/sf	Space Avail: 2,200 SF Max Contig: 1,000 SF Smallest Space: 500 SF Rent/SF/Yr: \$17.00 % Leased: 75.0%
6		1205 W Dundee Rd Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office/Medical Status: Built 1973 Building Size: 1,500 SF Typical Floor Size: 1,500 SF Stories: 1 Expenses: 2015 Tax @ \$14.25/sf	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/Yr: \$35.00 % Leased: 100%
7		325 N Milwaukee Ave Coral Bus Ctr Phase I Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class C Office Status: Built 1988 Building Size: 9,727 SF Typical Floor Size: 9,727 SF Stories: 1 Expenses: 2015 Tax @ \$5.58/sf	Space Avail: 2,580 SF Max Contig: 1,050 SF Smallest Space: 500 SF Rent/SF/Yr: Withheld % Leased: 73.5%



8		39 S Milwaukee Ave Wheeling, IL 60090 Cook County S/E/C Central North Submarket	Building Type: Class C Office Status: Built 1973 Building Size: 9,766 SF Typical Floor Size: 4,883 SF Stories: 2 Expenses: 2015 Tax @ \$7.65/sf	Space Avail: 4,883 SF Max Contig: 4,883 SF Smallest Space: 4,883 SF Rent/SF/Yr: \$15.00 % Leased: 50.0%
9		224 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 2008 Building Size: 4,499 SF Typical Floor Size: 4,499 SF Stories: 1 Expenses: 2015 Tax @ \$4.73/sf, 2012 Est Tax @ \$1.63/sf; 2012 Est Ops @ \$1.07/sf	Space Avail: 1,610 SF Max Contig: 620 SF Smallest Space: 495 SF Rent/SF/Yr: \$24.19 % Leased: 64.2%
10		307 S Milwaukee Ave Brittany Court Wheeling, IL 60090 Cook County 2 blocks south of Dundee Rd - East Central North Submarket	Building Type: Class B Office Status: Built 1975 Building Size: 15,594 SF Typical Floor Size: 15,594 SF Stories: 1 Expenses: 2015 Tax @ \$4.68/sf	Space Avail: 1,730 SF Max Contig: 580 SF Smallest Space: 575 SF Rent/SF/Yr: \$14.50 % Leased: 88.9%
11		401 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 1975 Building Size: 26,681 SF Typical Floor Size: 13,000 SF Stories: 2 Expenses: 2015 Tax @ \$3.35/sf	Space Avail: 5,110 SF Max Contig: 2,000 SF Smallest Space: 732 SF Rent/SF/Yr: \$15.00 % Leased: 80.9%
12		700-728 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 1986 Building Size: 21,480 SF Typical Floor Size: 21,480 SF Stories: 1 Expenses: 2015 Tax @ \$3.94/sf, 2016 Est Tax @ \$3.85/sf; 2014 Ops @ \$2.56/sf	Space Avail: 1,125 SF Max Contig: 1,125 SF Smallest Space: 1,125 SF Rent/SF/Yr: \$8.45 % Leased: 94.8%
13		1040 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket	Building Type: Class B Office Status: Built 1980, Renov 2004 Building Size: 26,000 SF Typical Floor Size: 13,000 SF Stories: 2 Expenses: 2015 Tax @ \$0.54/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops @ \$1.91/sf	Space Avail: 8,250 SF Max Contig: 4,000 SF Smallest Space: 1,250 SF Rent/SF/Yr: \$12.00-\$14.40 % Leased: 68.3%



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**1098 S Milwaukee Ave****Aviation Plaza****Wheeling, IL 60090****Cook County****Schaumburg Area Submarket**Building Type: **Class C Office**Status: **Built 1972**Building Size: **27,400 SF**Typical Floor Size: **7,500 SF**Stories: **4**Expenses: **2015 Tax @ \$1.52/sf; 2015 Ops @ \$2.73/sf**Space Avail: **11,088 SF**Max Contig: **2,508 SF**Smallest Space: **226 SF**Rent/SF/Yr: **\$13.50**% Leased: **59.5%**

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**306-310 N Wolf Rd****Wheeling, IL 60090****Cook County****Central North Submarket**Building Type: **Class B Office**Status: **Built 1980**Building Size: **3,828 SF**Typical Floor Size: **1,913 SF**Stories: **2**Expenses: **2015 Tax @ \$10.54/sf**Space Avail: **600 SF**Max Contig: **600 SF**Smallest Space: **600 SF**Rent/SF/Yr: **\$12.00**% Leased: **100%**

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**1400 S Wolf Rd****Building 100****Wheeling, IL 60090****Cook County****Central North Submarket**Building Type: **Class B Office**Status: **Built 1970**Building Size: **60,806 SF**Typical Floor Size: **60,806 SF**Stories: **1**Expenses: **2010 Tax @ \$7.36/sf; 1993 Ops @ \$1.45/sf**Space Avail: **58,264 SF**Max Contig: **12,012 SF**Smallest Space: **2,000 SF**Rent/SF/Yr: **\$10.00-\$16.00**% Leased: **100%**


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**1400 S Wolf Rd****Building 200****Wheeling, IL 60090****Cook County****Central North Submarket**Building Type: **Class B Office**Status: **Built 1970, Renov 2001**Building Size: **58,759 SF**Typical Floor Size: **58,759 SF**Stories: **1**Expenses: **2010 Tax @ \$7.62/sf**Space Avail: **21,782 SF**Max Contig: **21,782 SF**Smallest Space: **21,782 SF**Rent/SF/Yr: **\$13.50**% Leased: **62.9%**

		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		222 E Dundee Rd Wheeling, IL 60090	1,985 SF For Sale at \$599,900 (\$99.98/SF) - Active	\$12.00/mg 3	6,000 SF 0.52 AC	- -	- -	- -		
		Expenses: 2015 Tax @ \$6.93/sf					Power: -			
		Parking: 30 Surface Spaces are available; Ratio of 5.00/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: RE/MAX Experts / Vic Singh (847) 353-7660 -- 1,985 SF (1,985 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	RE/MAX Experts	1,985 N	1,985	\$12.00/mg	Vacant	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		251 E Dundee Rd Wheeling, IL 60090	1,495 SF Not For Sale	- 2	5,200 SF 0.21 AC	- -	- -	- -		
		Expenses: 2010 Tax @ \$7.36/sf					Power: -			
		Parking: 30 free Surface Spaces are available; Ratio of 5.77/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: Mavrakis Properties / Theodore Mavrakis (847) 657-1010 -- 1,495 SF (1,495 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	Mavrakis Properties	1,495 N	1,495	Withheld	Negotiable	Negotiable	-	-



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	350 E Dundee Rd	57,962 SF	\$10.00/n	57,971 SF	-	-	-
	Dundee Commons	For Sale at \$4,200,000	3	7.04 AC	-	-	-
	Wheeling, IL 60090	(\$72.45/SF) - Active					
	Expenses: 2014 Tax @ \$5.75/sf				Power: -		
	Parking: 372 Surface Spaces are available; Ratio of 5.50/1,000 SF				Rail Line: -		
		Utilities: -					
Landlord Rep: Cedar Street Commercial / Eric Turrin (773) 906-9341 / Alex Samoylovich (312) 506-3200 -- 57,962 SF (341-16,624 SF)							

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100	Retail/Direct	Cedar Street Commercial	4,000-8,274	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 1st		Office/Direct	Cedar Street Commercial	11,462 N	57,962	\$10.00/n	Vacant	Negotiable	-	-
P 2nd	205	Office/Direct	Cedar Street Commercial	1,864 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 2nd	207	Office/Direct	Cedar Street Commercial	1,230 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 2nd		Office/Direct	Cedar Street Commercial	16,624 N	57,962	\$10.00/n	Vacant	Negotiable	-	-
P 3rd	301	Office/Direct	Cedar Street Commercial	4,158 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 3rd	300B	Office/Direct	Cedar Street Commercial	3,412 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 3rd	305	Office/Direct	Cedar Street Commercial	341 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 3rd	320	Office/Direct	Cedar Street Commercial	3,300 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 3rd		Office/Direct	Cedar Street Commercial	7,297 N	57,962	\$10.00/n	Vacant	Negotiable	-	-

Building Notes
Three story office building on Northeast corner of Milwaukee Avenue and Dundee Road. Great visibility and location. Ideal for user or investor.
*Property Highlights: * Great location * New Westin Hotel opening soon * Close to all types of transportation * Close to top restaurants * Major redevelopment happening in Wheeling * Location Description: Northeast corner of Milwaukee Avenue and Dundee Road in Wheeling.



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	395 E Dundee Rd	6,032 SF	\$10.20-\$20.85/mg	34,666 SF	-	-	-
	Riverside Plaza	Not For Sale	2	4.63 AC	-	-	-
	Riverside Plaza						
	Wheeling, IL 60090						
	Expenses: 2010 Tax @ \$6.70/sf Parking: 300 free Surface Spaces are available; Ratio of 8.65/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: ChicagoBroker.com Powered by Jameson Commercial / Steven Goldstein (312) 840-9002 -- 5,032 SF (1,420-3,612 SF)							
Sublet Contact: Berkson & Sons / David B. Berkson (847) 498-6000 Steve Galindo (847) 498-6000 -- 1,000 SF (1,000 SF)							

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	150	Medical/Sublet	Berkson & Sons	1,000 N	1,000	\$10.20/mg	Vacant	Thru Dec 2017	-	-
P 1st	Suite 79	Office/Direct	ChicagoBroker.com Powered by Jameson Commercial	3,612 N	3,612	\$15.00/mg	Vacant	Negotiable	-	-
P 1st	421	Office/Direct	ChicagoBroker.com Powered by Jameson Commercial	1,420 N	1,420	\$20.85/mg	Vacant	Negotiable	-	-

Building Notes
Part of Riverside Plaza, this building features 10,000 square feet of second floor office space with additional storefront retail/office space on the first floor.




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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		47 W Dundee Rd Wheeling, IL 60090	2,200 SF Not For Sale	\$17.00/mg 2	8,800 SF 0.60 AC	- -	- -	- -		
		Expenses: 2015 Tax @ \$6.63/sf					Power: -			
		Parking: 22 Surface Spaces are available; Ratio of 4.93/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: iProperties & Assets, Inc. / Sunny Kim (847) 730-3121 -- 2,200 SF (500-1,000 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	iProperties & Assets, Inc.	500 N	500	\$17.00/mg	Vacant	1 yr	-	-
P 2nd		Office/Direct	iProperties & Assets, Inc.	700 N	700	\$17.00/mg	Vacant	1 yr	-	-
P 2nd		Office/Direct	iProperties & Assets, Inc.	1,000 N	1,000	\$17.00/mg	Vacant	1 yr	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		1205 W Dundee Rd Wheeling, IL 60090	1,500 SF For Sale at \$595,000 (\$396.67/SF) - Active	\$35.00/mg 1	1,500 SF 0.23 AC	- -	- -	- -		
		Expenses: 2015 Tax @ \$14.25/sf					Power: -			
		Parking: 10 free Surface Spaces are available; Ratio of 6.66/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: Joseph Rossi & Associates / Joseph Rossi (312) 953-3553 / Peter Cangialosi (630) 353-1190 -- 1,500 SF (1,500 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Off/Med/Direct	Joseph Rossi & Associates	1,500 N	1,500	\$35.00/mg	30 Days	Negotiable	-	-





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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	325 N Milwaukee Ave Coral Bus Ctr Phase I Wheeling, IL 60090	2,580 SF Not For Sale	-/mg 1	9,727 SF -	- -	- -	- -			
	Expenses: 2015 Tax @ \$5.58/sf				Power: -					
	Parking: 40 Surface Spaces are available; Ratio of 4.11/1,000 SF				Rail Line: -					
	Utilities: -									
	Landlord Rep: Sterling Properties / Frank Friedman (773) 271-1789 -- 2,580 SF (500-1,050 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	A	Office/Direct	Sterling Properties	1,030 N	1,030	Withheld	Vacant	Negotiable	-	-
P 1st	H	Office/Direct	Sterling Properties	1,050 N	1,050	Withheld	Vacant	Negotiable	-	-
P 1st	G3	Office/Direct	Sterling Properties	500 N	500	Withheld	Vacant	Negotiable	-	-
Building Notes										
* Frontage on Milwaukee Avenue										
* Ideal for retail or office										
* Tenant pays utilities separately										
* Ample parking										
* Private entrance										




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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		39 S Milwaukee Ave Wheeling, IL 60090	4,883 SF Not For Sale	\$15.00/+util 2	9,766 SF 0.34 AC	- -	- -	- -		
		Expenses: 2015 Tax @ \$7.65/sf Parking: 44 Surface Spaces are available; Ratio of 4.50/1,000 SF Utilities: -					Power: - Rail Line: -			
		Landlord Rep: ARA Cabinets 4 U, Inc. / Jeffrey Pike (847) 215-1700 -- 4,883 SF (4,883 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 2nd		Office/Direct	ARA Cabinets 4 U, Inc.	4,883 N	4,883	\$15.00/+util	Vacant	3-5 yrs	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		224 S Milwaukee Ave Wheeling, IL 60090	1,610 SF Not For Sale	\$24.19/+util 1	4,499 SF 0.11 AC	- -	- -	- -		
		Expenses: 2015 Tax @ \$4.73/sf, 2012 Est Tax @ \$1.63/sf; 2012 Est Ops @ \$1.07/sf Parking: 20 Surface Spaces are available; Ratio of 5.00/1,000 SF Utilities: -					Power: - Rail Line: -			
		Landlord Rep: Consolidated Commerical Properties / Ed Chrzastowski (847) 215-0690 X18 -- 1,610 SF (495-620 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	B	Office/Direct	Consolidated Commerical Properties	620 N	620	\$24.19/+util	Vacant	TBD	-	-
P 1st	D	Office/Direct	Consolidated Commerical Properties	495 N	495	\$24.19/+util	Vacant	1-5 yrs	-	-
P 1st	H	Office/Direct	Consolidated Commerical Properties	495 N	495	\$24.19/+util	Vacant	1-5 yrs	-	-




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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
	307 S Milwaukee Ave Brittany Court Office Ctr Brittany Court Wheeling, IL 60090		1,730 SF For Sale at \$995,000 (\$63.81/SF) - Active	\$14.50/mg 1	15,594 SF 1.21 AC	- -	- -	- -		
	Expenses: 2015 Tax @ \$4.68/sf					Power: -				
	Parking: 150 free Surface Spaces are available; Ratio of					Rail Line: -				
	10.00/1,000 SF									
		Utilities: -								
		Landlord Rep: Berkson & Sons / B.David B. Berkson (847) 498-6000 / Steve Galindo (847) 498-6000 -- 1,730 SF (575-580 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	114	Office/Direct	Berkson & Sons	575 N	575	\$14.50/mg	Vacant	Negotiable	-	-
P 1st	113	Office/Direct	Berkson & Sons	575 N	575	\$14.50/mg	Vacant	Negotiable	-	-
P 1st	126	Office/Direct	Berkson & Sons	580 N	580	\$14.50/mg	Vacant	Negotiable	-	-
Building Notes										
<div>* Located 2 blocks south of Dundee Road</div> <div>* Ample parking</div> <div>* Tenant controlled HVAC</div> <div>* Close proximity to public transportation</div>										





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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		401 S Milwaukee Ave Wheeling, IL 60090	5,110 SF Not For Sale	\$15.00/mg 2	26,681 SF 1 AC	- -	- -	- -		
		Expenses: 2015 Tax @ \$3.35/sf					Power: -			
		Parking: 80 Surface Spaces are available; Ratio of 4.00/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: Berkson & Sons / B.David B. Berkson (847) 498-6000 -- 5,110 SF (732-2,000 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	160	Office/Direct	Berkson & Sons	2,000 N	2,000	\$15.00/mg	Vacant	1-3 yrs	-	-
P 1st	180	Office/Direct	Berkson & Sons	732 N	732	\$15.00/mg	Vacant	Negotiable	-	-
P 2nd	270	Office/Direct	Berkson & Sons	1,280 N	1,280	\$15.00/mg	Vacant	1-3 yrs	-	-
P 2nd	290	Office/Direct	Berkson & Sons	1,098 N	1,098	\$15.00/mg	Vacant	1-3 yrs	-	-
Building Notes										
Beautiful building with atriums, skylights, cathedral ceiling and great window line. Professionally managed building with a wood and brick interior. The building is elevatored with operable windows. Located on Milwaukee Avenue surrounded by great restaurants. Great Milwaukee Avenue location just south of Dundee.										



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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		700-728 S Milwaukee Ave	1,125 SF	\$8.45/n	21,480 SF	-	-	-		
		The Elms Wheeling, IL 60090	Not For Sale	1	1.73 AC	-	-	-		
		Expenses: 2015 Tax @ \$3.94/sf, 2016 Est Tax @ \$3.85/sf; 2014 Ops @ \$2.56/sf					Power: -			
		Parking: 45 Surface Spaces are available; Ratio of 2.09/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: McLennan Commercial Properties, Inc. / P.James P. Conrad (847) 655-3383 -- 1,125 SF (1,125 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	702	Office/Direct	McLennan Commercial Properties, Inc.	1,125 N	1,125	\$8.45/n	Vacant	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		1040 S Milwaukee Ave	8,250 SF	\$12.00-\$14.40/fs	26,000 SF	-	-	-		
		Wheeling, IL 60090	Not For Sale	2	1.84 AC	-	-	-		
		Expenses: 2015 Tax @ \$0.54/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops @ \$1.91/sf					Power: -			
		Parking: 91 Surface Spaces are available; Ratio of 3.62/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: Culture Exchange Academy LLC / Kevin Mao (847) 877-3709								
		Leasing Company: Kevin Mao / Kevin Mao (847) 877-3709 -- 8,250 SF (1,250-4,000 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100	Office/Direct	Kevin Mao	1,500 N	1,500	\$14.40/fs	Vacant	3 yrs	-	-
P 1st	130	Office/Direct	Kevin Mao	1,500 N	1,500	\$14.40/fs	Vacant	3 yrs	-	-
P 1st	170	Office/Direct	Kevin Mao	4,000 N	4,000	\$12.00/mg	Vacant	3-5 yrs	-	-
P 2nd	270	Office/Direct	Kevin Mao	1,250 N	1,250	\$14.40/fs	Vacant	1 yr	-	-




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Building Notes



October, 2004: Completely renovated in 2004. Excellent user/investor opportunity. Adjacent to Palwaukee Municipal Airport. 1.5 Miles from full interchange Willow Rd @ I-294.

* Outstanding opportunity for corporate identity in your own office building located east of Palwaukee Airport, north of Palatine Road and south of Dundee

		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		1098 S Milwaukee Ave	11,088 SF	\$13.50/fs	27,400 SF	-	-	-		
		Aviation Plaza	Not For Sale	4	2.04 AC	-	-	-		
		Wheeling, IL 60090	Expenses: 2015 Tax @ \$1.52/sf; 2015 Ops @ \$2.73/sf					Power: -		
		Parking: 115 Surface Spaces are available; Ratio of 4.38/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: Realty Advisors Elite / Anthony Davidson (847) 674-9797 / Andriy Shepitsen (773) 510-0376 -- 11,088 SF (226-2,508 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	106	Office/Direct	Realty Advisors Elite	354 N	354	\$13.50/fs	Vacant	1-5 yrs	-	-
P 3rd	303A	Office/Direct	Realty Advisors Elite	226 N	226	\$13.50/fs	Vacant	1-5 yrs	-	-
P 3rd	303D	Office/Direct	Realty Advisors Elite	1,012 N	1,012	\$13.50/fs	Vacant	1-5 yrs	-	-
P 3rd	303B	Office/Direct	Realty Advisors Elite	228 N	228	\$13.50/fs	Vacant	1-5 yrs	-	-
P 3rd	303C	Office/Direct	Realty Advisors Elite	309 N	309	\$13.50/fs	Vacant	1-5 yrs	-	-
P 3rd	312	Office/Direct	Realty Advisors Elite	862 N	862	\$13.50/fs	Vacant	1-5 yrs	-	-
P 3rd	310	Office/Direct	Realty Advisors Elite	561 N	561	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	402A	Office/Direct	Realty Advisors Elite	633 N	633	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	402B	Office/Direct	Realty Advisors Elite	355 N	355	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	400A	Office/Direct	Realty Advisors Elite	293 N	293	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	410	Office/Direct	Realty Advisors Elite	2,508 N	2,508	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	400	Office/Direct	Realty Advisors Elite	346 N	346	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	409	Office/Direct	Realty Advisors Elite	232 N	232	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	406	Office/Direct	Realty Advisors Elite	421 N	421	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	407/408	Office/Direct	Realty Advisors Elite	913 N	913	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	405	Office/Direct	Realty Advisors Elite	254 N	254	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	400B	Office/Direct	Realty Advisors Elite	722 N	722	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	403	Office/Direct	Realty Advisors Elite	470 N	470	\$13.50/fs	Vacant	1-5 yrs	-	-
P 4th	404	Office/Direct	Realty Advisors Elite	389 N	389	\$13.50/fs	Vacant	1-5 yrs	-	-



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	306-310 N Wolf Rd Wheeling, IL 60090	600 SF Not For Sale	\$12.00/+util 2	3,828 SF 0.30 AC	- -	- -	- -			
	Expenses: 2015 Tax @ \$10.54/sf Parking: 30 free Surface Spaces are available; Ratio of 7.84/1,000 SF Utilities: -				Power: - Rail Line: -					
	Landlord Rep: Century 21 Real Estate Finders / Mike Kurgan (847) 541-6700									
	Sublet Contact: Century 21 Real Estate Finders / Mike Kurgan (847) 541-6700 -- 600 SF (600 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	310	Office/Sublet	Century 21 Real Estate Finders	600 N	600	\$12.00/+util	30 Days	Thru Jan 2018	-	-
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	1400 S Wolf Rd Corporate Square Building 100 Wheeling, IL 60090	58,264 SF Not For Sale	\$10.00-\$16.00/mg 1	60,806 SF 8.04 AC	- -	- -	- -			
	Expenses: 2010 Tax @ \$7.36/sf; 1993 Ops @ \$1.45/sf Parking: 150 Surface Spaces are available; Ratio of 4.00/1,000 SF Utilities: -				Power: - Rail Line: -					
	Landlord Rep: Weiss Properties, Inc. / Guy Bonneville (847) 329-7600 -- 17,227 SF (5,612-11,615 SF)									
	Leasing Company: JBS Commercial Real Estate / Jason Shibata (312) 462-1022 Brian Silverman (312) 462-1023 -- 39,024 SF (2,000-12,012 SF)									
	Sublet Contact: JBS Commercial Real Estate / Jason Shibata (312) 462-1022 Brian Silverman (312) 462-1023 -- 2,013 SF (2,013 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	101	Office/Direct	JBS Commercial Real Estate	6,971 N	6,971	\$10.00/mg	Vacant	Negotiable	-	-
P 1st	107	Office/Sublet	JBS Commercial Real Estate	2,013 N	2,013	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	101-105	Office/Direct	JBS Commercial Real Estate	2,000-12,012	12,012	\$10.00/mg	30 Days	Negotiable	-	-
P 1st	103	Office/Direct	JBS Commercial Real Estate	2,000-3,000	3,000	\$10.00/mg	30 Days	Negotiable	-	-
P 1st	209	Office/Direct	Weiss Properties, Inc.	11,615 N	11,615	\$13.50-\$16.00/mg	30 Days	Negotiable	-	-




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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	207	Office/Direct	Weiss Properties, Inc.	5,612 N	5,612	\$13.50-\$16.00/mg	30 Days	Negotiable	-	-
P 1st	105	Office/Direct	JBS Commercial Real Estate	2,000-5,041	5,041	\$10.00/mg	30 Days	Negotiable	-	-
P 1st	105	Office/Direct	JBS Commercial Real Estate	2,000-6,000	6,000	\$10.00/mg	30 Days	Negotiable	-	-
P 1st	104	Office/Direct	JBS Commercial Real Estate	2,000-4,000	4,000	\$10.00/mg	30 Days	Negotiable	-	-
P 1st	102	Office/Direct	JBS Commercial Real Estate	2,000 N	2,000	\$10.00/mg	30 Days	Negotiable	-	-

Building Notes

Highlights
Total Available: 2,000 - 17,227 SF
Total RBA: 117,518 SF
Built: 1970, Renovated in 200
Janitorial: 5-Day Janitorial in Rent
Parking: 3.8/1000 SF Parking Ratio
Building & Monument Signage Available
Description

Total Available: 2,000 - 17,227 SF
Total RBA: 117,518 SF
Built: 1970, Renovated in 2001
Janitorial: 5-Day Janitorial in Rent
Parking: 3.8/1000 SF Parking Ratio
HVAC: Metered Separately
Access: 24-Hour Tenant Access
Lease Rate: \$13.50 PSF Modified Gross
Building & Monument Signage Available
" Minutes from Restaurants, Hotels and Shopping
" Conveniently located just minutes from full I-294

		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		1400 S Wolf Rd	21,782 SF	\$13.50/mg	58,759 SF	-	-	-		
		Corporate Square	Not For Sale	1	8.04 AC	-	-	-		
		Building 200								
		Wheeling, IL 60090								
			Expenses: 2010 Tax @ \$7.62/sf				Power: -			
		Parking: 150 Surface Spaces are available; Ratio of 3.80/1,000 SF				Rail Line: -				
		Utilities: -								
		Landlord Rep: JBS Commercial Real Estate / Jason Shibata (312) 462-1022 / Brian Silverman (312) 462-1023 -- 21,782 SF (21,782 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	210	Office/Direct	JBS Commercial Real Estate	21,782 N	21,782	\$13.50/mg	Vacant	Negotiable	-	-



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